

1 BILL NO. Z-77-08- 30

2 ZONING MAP ORDINANCE NO. Z- Last *ad*

3 AN ORDINANCE amending the City of
4 Fort Wayne Zoning Map No. C-14.

5 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY
6 OF FORT WAYNE, INDIANA:

7 SECTION 1. That the area described as follows is
8 hereby designated an M 1 District under the terms of Chapter 36,
9 Municipal Code of the City of Fort Wayne, Indiana, 1946, as
10 amended by General Ordinance No. 2836 and amendments thereof;
11 and the symbols of the City of Fort Wayne Zoning Map No. C-14,
12 referred to therein, established by Section 9, Article III
13 of said Chapter as amended, are hereby changed accordingly,
14 to-wit:

15 Lot Nos. 16 and 17 Gardendale Addition,
16 located on the north side of Seddlemeyer
17 Avenue and approximately 100 feet east
of Old Decatur Road.

18 SECTION 2. This Ordinance shall be in full force
19 and effect from and after its passage, approval by the Mayor
20 and legal publication thereof.

21 *Vivian L. Schmidt*
22 Councilman
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33 APPROVED AS TO FORM
34 AND LEGALITY,
35 *Larry O. Bura*
Associate CITY ATTORNEY

Read the first time in full and on motion by V. Schmidt, seconded by

Hunter, and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 8-23-77

Charles W. Waterhouse
CITY CLERK

Read the third time in full and on motion by V. Schmidt,

seconded by Angal, and duly adopted, placed on its passage.

~~PASSED~~ (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>0</u>	<u>9</u>	_____	_____	_____
<u>BURNS</u>	_____	<u>X</u>	_____	_____	_____
<u>HINGA</u>	_____	<u>X</u>	_____	_____	_____
<u>HUNTER</u>	_____	<u>X</u>	_____	_____	_____
<u>MOSES</u>	_____	<u>X</u>	_____	_____	_____
<u>NUCKOLS</u>	_____	<u>X</u>	_____	_____	_____
<u>SCHMIDT, D.</u>	_____	<u>X</u>	_____	_____	_____
<u>SCHMIDT, V.</u>	_____	<u>X</u>	_____	_____	_____
<u>STIER</u>	_____	<u>X</u>	_____	_____	_____
<u>TALARICO</u>	_____	<u>X</u>	_____	_____	_____

DATE: 10-11-77

Charles W. Waterhouse
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. _____ on the _____ day of _____, 19____, ATTEST: (SEAL)

Charles W. Waterhouse
CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 19____, at the hour of _____ o'clock _____ M., E.S.T.

CITY CLERK

Approved and signed by me this _____ day of _____, 19____, at the hour of _____ o'clock _____ M., E.S.T.

MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on August 23, 1977, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-77-08-30; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on September 19, 1977;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held September 26, 1977.

Certified and signed this
27th day of September, 1977.

Joseph N. Adair

Joseph N. Adair
Secretary

Bill No. Z-77-08-30

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. C-14

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Not PASS.

VIVIAN G. SCHMIDT - CHAIRMAN

WINFIELD C. MOSES, JR. - VICE CHAIRMAN

WILLIAM T. HINGA

DONALD SCHMIDT

SAMUEL J. TALARICO

Vivian G. Schmidt
William T. Hinga
Donald Schmidt
Samuel J. Talarico

DATE 10-11-77 CONCURRED IN
CHARLES W. ...

RECEIPT

Date

Aug 1 1977

No.

10016

Received From

Chorman Bldgs

Address

Fifty dollars

Dollars

50⁰⁰/₁₀₀

For

#16 & 17 Gardendale Add'n

ACCOUNT

HOW PAID

AMT. OF
ACCOUNT

50.00

CASH

AMT. PAID

50.00

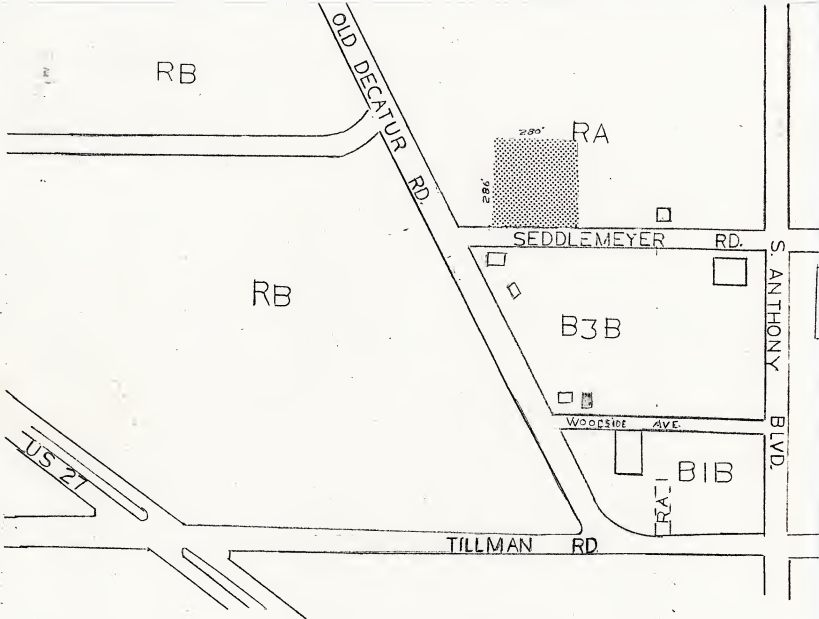
CHECK

#6399

BALANCE
DUEMONEY
ORDER

By

CITY PLAN COMMISSION
CITY-COUNTY BUILDING
FORT WAYNE, INDIANA 46802



REZONE FROM RA TO M1

MAP NO C-14

2-77-08-30

BY MFC

8-6-77

Date Filed _____

Intended Use _____

I/We William O. Ehrman and Joan M. Ehrman
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/an RA District to a/an M-1 District the property described as follows:

Lot Nos. 16 and 17 Gardendale Addition, located on the north
side of Seddlemeyer Avenue and approximately 100 feet east of
Old Decatur Road.

(Legal Description) If additional space is needed, use reverse side.

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

<u>William O. Ehrman</u>	<u>329 W. Fleming, FW, 46807</u>	<u><i>William O. Ehrman</i></u>
<u>Joan M. Ehrman</u>	<u>329 W. Fleming, FW, 46807</u>	<u><i>Joan M. Ehrman</i></u>

(Name)	(Address & Zip Code)	(Signature)
(If additional space is needed, use reverse side)		

Legal Description checked by _____

NOTE FOLLOWING RULES

All requests for continuances or requests that ordinances be taken under advisement shall be filed, in writing, in the office of Community Development and Planning, by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for the meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of the ordinances must be made in writing prior to the Plan Commission's vote on the ordinance. (FILING FEE: \$50.00)

Name and address of the preparer, attorney or agent.

<u>Ralph R. Blume</u>	<u>344 Utility Bldg. Ft. Wayne, IN</u>	<u>423-3525</u>
(Name)	(Address & Zip code)	(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning and Zoning (CITY PLAN COMMISSION) / Room # 830, City-County Building, One Main Street / Fort Wayne, Indiana 46802 (Phone: 423-7571)

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

C-14
S. Sec 25 Wayne

Legal Description of property to be rezoning

Lot Nos. 16 and 17 Gardendale Addition, located on the

north side of Seddlemeyer Avenue and approximately 100 feet

east of Old Decatur Road.

Owners of Property

William O. Ehrman

329 W. Fleming Ave.
Ft. Wayne, IN 46807

William O. Ehrman

Joan M. Ehrman

329 W. Fleming Ave.
Ft. Wayne, IN 46807

Joan M. Ehrman

(Name)

(Address & Zip Code)

(Signature)

9/19/77

77-08-30

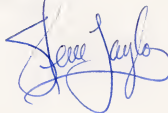
I'm Steve Taylor and live at 1299 Sylvia Ave. and ^{AM}son of Mr. and Mrs. Wm. J. Taylor. As residents of this area for nearly 20 years, we have witnessed many changes in our community. We've seen wooded acreage transformed to shopping centers and light businesses. We've also seen the removal of a junkyard and a raceway, both an eyesore to our community. More presently we've seen the Boger junkyard closed down and hope to soon see the removal of this, one of the few eyesores left in our area. After finally achieving a step forward by the closing of the Boger junkyard, we feel it would be a set back---a step in the wrong direction to approve a rezoning from Residential "RA" to light Industrial "^{MI}~~MI~~" in the afore mentioned bill for an area no more than a block away from this.

Several of the memebers of the South Suburban Civic Assoc. have gathered here this evening in person to oppose this rezoning--and we along with the other members of our organization would like to submit a petition with ~~80~~ 80 signatures of residents of this area opposing the afore mentioned bill.

As tax paying citizens of this city we strongly request the City Plan Commission NOT recommend the rezoning of this parcel of ground.

1 yr. revert from MI to RA

Thank You---



I'm Steve Taylor and live at 1209 Sylvania

77-08-30

9-12-77

CITY PLAN COMMISSION
CITY - COUNTY BUILDING
ONE MAIN STREET
FT. WAYNE IND.

TO THE MEMBERS OF PLAN COMMISSION.

WE THE PROPERTY OWNERS ADJOINING TO AND THE MEMBERS OF SOUTH SUBURBAN CIVIC ASSOCIATION, DO HEREBY PETITION AGAINST THE REZONING OF THE FOLLOWING DESCRIBED REAL ESTATE. LOTS NO. 16 AND 17, GARDENDALE ADDITION, LOCATED ON NORTH SIDE OF SEDDLEMAYER AVE. APPROX 100 FT EAST OF OLD DECATUR ROAD.
THANKING YOU FOR YOUR FAIR CONSIDERATION.

- 1 Mr. & Mrs. Hoyt & Campbell 1704 Gardendale Ave
- 2 3 Nicholas V. Frato 6903 S. Anthony
- 4 Mrs. Julia Seddelmeyer 6815 S. Anthony
- 5 6 Mr. & Mrs. S.A. Sallot 6811 S. Anthony
- 7 8 Mr. & Mrs. Cornelius P. Bliver 6809 S. Anthony
- 9 10 Mr. and Mrs. Fred Gilson 1613 Gardendale
- 11 12 Mr. and Mrs. Robert Lytle 1501 Gardendale
- 13 14 Mr. & Mrs. W.L. Vandall 1427 Gardendale Ave.
- 15 Mrs. Robert Burns 1421 Gardendale
- 16 Mrs. Albert Spire 1502 Gardendale
- 17 18 Mr. & Mrs. Otto R. Huffman 1607 Gardendale
- 19 20 Mr. & Mrs. Richard Jett 1530 Gardendale Ave.
- 21 22 Mrs. Waldo Albert 1518 Gardendale Ave.
- 23 24 Mrs. F. J. Graef 1418 Gardendale
- 25 26 Guy Rickson 6903 Decatur Rd.
- 27 28 Arthur Torbeck 6505 Decatur Rd
- 29 30 Martha Toebeck 6505 Decatur Rd
- 31 32 Mr. & Mrs. John Pitts 6802 Decatur Rd
- 33 34 Mr. & Mrs. Kenny Kessler 6818 Decatur Rd.
- 35 36 Mr. & Mrs. Waldo Zimmerman 1825 Seddelmeyer

- 32 Joseph M. McDowell - 1924 Saddlemeys Rd.
33 Mrs Ruby McDowell - 1926 Saddlemeys
34 Susan Lude 7007 Decatur Rd.
35 Kenneth J. Lude 7007 Decatur Rd.
36 William J. Taylor 1209 Sylvia Ave.
37 Joseph E. Taylor 1209 Sylvia Ave.
38 Andrew Piatt 1332 Sylvia Ave.
39 Clara Piatt 1332 Sylvia Ave.
40. Walter W. Crow 1324 Sylvia
41 Julia Crow 1324 Sylvia
42 Elias M. Shakeem 1312 Sylvia
43 Najat Shakeem 1312 Sylvia
44 Helen Cross 1230 Sylvia
45 Dennis M. Carey 1214 Sylvia
46 Doris A. Carey 1214 Sylvia
47 Janet C. Beale 1208 Sylvia
48 Sarah ~~W. Helmke~~ Helmke 1204 Sylvia
49 John Helmke 1204 Sylvia
50 Alice Andrenja 1704 Gary St.
51 Doris Andrenja 1704 Gary St.
52 Willie A. Houston 7038 Gary St.
53 Maggie E. Houston 7028 Gary St.

- 54 Mrs James W. Womm 1415 TILLMAN RD, FT WAYNE IND
- 55 Mr. S. J. Ingber 1115 Seddlmeyer. Ft Wayne Ind
- 56 Mrs E. J. Nyboer 1115 Seddlmeyer Ft Wayne Ind.
- 57 James O Burchett 1133 Seddlmeyer ave. Ft. Wayne
- 58 Patricia J. Burchette 1133 Seddlmeyer Ave. Ft. Wayne
- 59 Joyce A. Sablic 1132 Seddlmeyer Ave. Ft. Wayne
- 60 Joseph L. Sablic 1132 Seddlmeyer Ave. Ft. Wayne
- 61 Kathleen Clark 1215 Seddlmeyer ave. Ft Wayne Ind.
- 62 Wm. R. L. Smith 1223 Seddlmeyer ave "
- 63 Robert L. Smith " " " " " "
- 64 Arthur A. Reid 7115 Gary St. Ft. Wayne
- 65 Edna Reid 7115 Gary St. Ft. Wayne
- 66 Eugene Baitch 7031 Gary St. Ft. Wayne
- 67 Eugene Baitch 7031 Gary St. Ft. Wayne
- 68 Mrs Carl G. Salway 7029 Gary St. Ft. Wayne
- 69 Alvin Mason 1029 Sylvia av. Ft. Wayne
70. Marion Mason 1029 Sylvia av. Ft. Wayne
71. Louise Segerfeld 1103 Sylvia St Fort Wayne Ind.
72. Ormus M. Baker 7120 Decatur Rd Ft Wayne Ind.
- 73 Alma M. Baker 7120 Decatur Rd Ft Wayne, Ind
- 74 Joe H. Sondler 1565 Tillman Rd Ft Wayne, Ind.
75. C. Wooten 1565 Tillman Rd. Ft. Wayne, Ind.
76. Barbara E. Miller 1516 Tillman Rd.
77. Louis H. Gladioux 1528 Tillman Rd.
78. Elmer B. Gladioux 1528 Tillman Rd.
79. Samuel E. Wrenning 1522 E. Tillman Rd
80. Helen B. Marking 1522 E. Tillman Rd

DIGEST SHEET

TITLE OF ORDINANCE Zoning Map Amendment Ordinance 3-77-08-30

DEPARTMENT REQUESTING ORDINANCE CITY PLAN COMMISSION

SYNOPSIS OF ORDINANCE Petitioners are requesting the rezoning of the

following described property:

Lots # 16 and # 17 Gardendale Addition, located on the north side of Seddlemeyer

Avenue and approximately 100 feet east of Old Decatur Road.

From "RA" to "M1"

EFFECT OF PASSAGE Property is presently zoned "RA" - Suburban Residential.

Petitioners are requesting an "M1" District- Light Industrial.

EFFECT OF NON-PASSAGE Property would remain an "RA"

MONEY INVOLVED (Direct Costs, Expenditures, Savings) none

ASSIGNED TO COMMITTEE (J.N.) _____

Regulations